	1		[]	
FEE \$	PLANNING CLEA	RANCE	BLDG PERMIT NO.	
TCP \$	(Single Family Residential and Ac	cessory Structures)	ľ	
SIF \$	Community Developme	nt Department	20240-12958	
	89 5. MOUNTAIN VIEWST		No. Proposed O	
	5-251-01-017.	Sq. Ft. of Existing Bld	gs Sq. Ft. Proposed 720 9	
Subdivision Freeman's Subdivision Sq. Ft. of Lot/Parcel 1346 Ac				
Filing	Block Lot <u>13</u>	Sq. Ft. Coverage of L (Total Existing & Prop	ot by Structures & Impervious Surface	
OWNER INFORMAT	ION:		tructure	
Name Bob	FIRCHART	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below)		
Address Z89 S. MUUNTAIN VIEWSI		Interior Remodel	Addition	
City / State / Zip	5) Col.		·····	
APPLICANT INFORM	MATION:	*TYPE OF HOME F	PROPOSED:	
Name QUALTY BUILDERS OF COL. INC. Manufactured Home (HUD) Other (please specify):				
Address 479 MEADOWLARE WAY				
City / State / Zip CLIPTON Col. 81520 NOTES:				
Telephone 970 - 985 - 0520				
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.				
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF				
ZONE R-8		Maximum coverage	of lot by structures 70%	
SETBACKS: Front	1925 from property line (PL)	Permanent Foundat	tion Required: YESNO	
Side_ <u>\$/3</u> from	PL Rear 10/5 from PL	Parking Requirement	nt	
Maximum Height of Structure(s)		Special Conditions		
	Driveway			
Voting District	Location Approval (Engineer's Initials)			
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).				
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).				

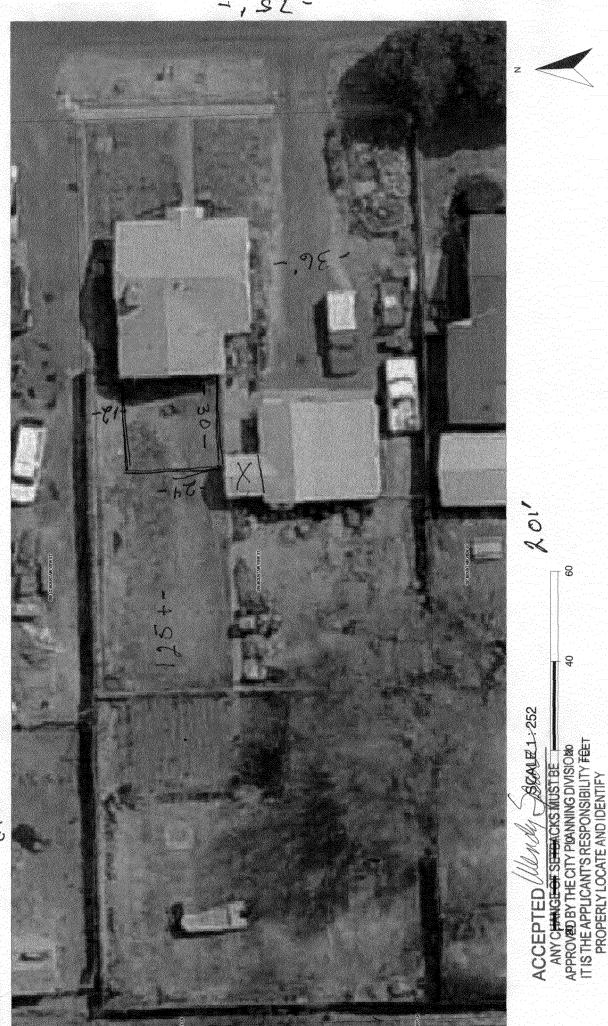
Applicant Signature	Date ZZSKS			
Department Approval Werdey June	Date 2/26/08			
Additional water and/or sewer tap fee(s) are required: YES	NO W/ONO, NO Chy M lun			
Utility Accounting	Date 26808			
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)   (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)				

## City of Grand Junction GIS Master Map ©

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http://gis-web-fs.ci.grandjct.co.us/maps6/Master\_Map1\_Internal.mwf

EASEMENTS AND PROPERTY LINES.

Thursday, February 28, 2008 4:05 PM

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